

ORDINANCE NO. 07-012

ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA APPROVING AND ADOPTING THE URBAN DESIGN PLAN FOR THE NBD NEIGHBORHOOD BUSINESS DISTRICT AND PROVIDING THAT A COPY OF THE URBAN DESIGN PLAN SHALL BE FILED IN THE OFFICE OF THE CITY CLERK FOR PUBLIC INSPECTION AND REFERENCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board at its meeting of January 10, 2007 recommended approval of this ordinance; and

WHEREAS, the Urban Design Plan prepared by Jaime Correa and Associates, Architects, is intended to provide architectural guidelines for each of the five geographic areas within the NBD Neighborhood Business District, including diagrams, building types, building uses, parking layouts and typical floor plans, to guide developers and property owners for future development in the NBD Neighborhood Business District.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The Mayor and the City Council of the City of Hialeah, Florida hereby approve and adopt the Urban Design Plan for the NBD Neighborhood Business District, a copy of which shall be filed in the Office of the City Clerk for public inspection and reference.

Section 2: Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: Penalties.

Every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty described above, the City may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

Section 4: Severability Clause.

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.


Section 5: Effective Date.

This ordinance shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

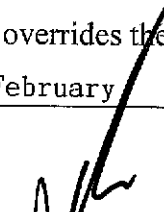
PASSED and ADOPTED this 13th day of February, 2007.

THE FOREGOING ORDINANCE
OF THE CITY OF HIALEAH WAS
PUBLISHED IN ACCORDANCE
WITH THE PROVISIONS OF
FLORIDA STATUTE 166.041
PRIOR TO FINAL READING.

Attest:



Rafael E. Granado, City Clerk

Approved on this 15 day of February, 2007.


Esteban Bovo
Council President


Mayor Julio Robaina

Approved as to legal sufficiency and form:


William M. Grodnick, City Attorney

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Ordinance was adopted by a 5-1-0 vote with Councilmembers Bovo, Caragol, Casals-Muñoz, Hernandez, and Yedra voting "Yes", Councilmember Miel voting "No" and Councilmember Gonzalez absent.

CITY OF HIALEAH NEIGHBORHOOD BUSINESS DISTRICT

Ⓢ JIMMIE CORREA AND ASSOCIATES
Planners and Urban Design • Regulators • Environmental Design
8335 SW 43rd Street, Miami, Florida 33155
(305) 298-5125 Fax (305) 298-5129
www.jimmiecorrea.com

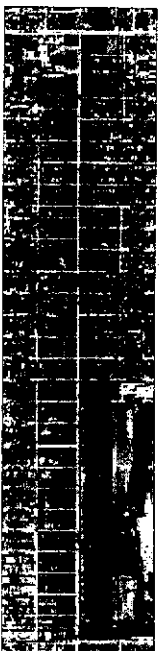
AREA 1

AREA DESCRIPTION

SHALL COMPRISE THE PROPERTIES
FRONTING PALM AVE WITH 49TH ST
AS THE NORTHERN BOUNDARY AND
THE PEC TRACKS ON 21ST ST AS THE
SOUTHERN BOUNDARY

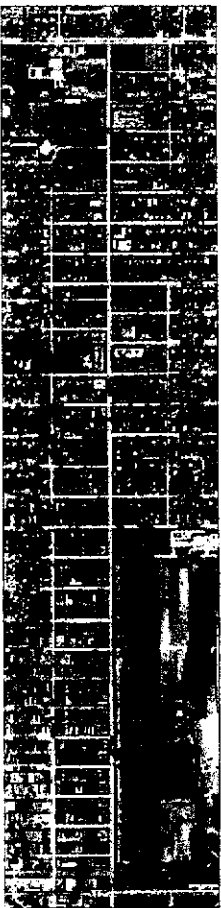


GENERAL FRONTAGES

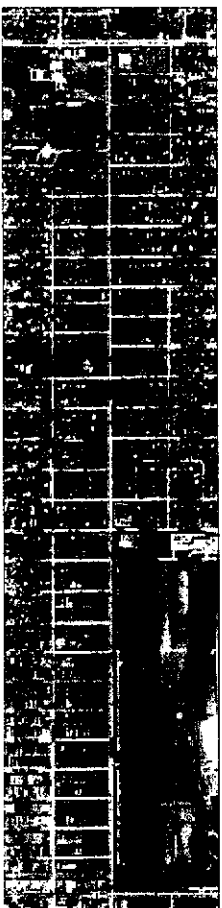


FRONTAGE LOCATION

ARCADED STREET FRONTAGE:



NON-ARCADED STREET FRONTAGE:



NOTES

SEE FRONTAGE CONDITIONS FOR GENERAL FRONTAGE / BUILD TO LINE REQUIREMENTS
SEE BUILDING HEIGHT FOR ADDITIONAL SPECIFICATIONS

BUILDING FRONTAGES



A = 40' MIN FRONTAGE
B = 40' MIN FRONTAGE
C = 100' MIN FRONTAGE
(SEE BUILDING HEIGHT)

AREA 1 - ARCADED FRONTAGE

FRONTAGE LOCATION



NOTES

- BUILDING USE**
- NON-RESIDENTIAL SPACES MIN 12 FT FINISHED FLOOR TO FINISHED CEILING.
 - RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.
 - AUXILIARY SPACES EXCEPT FROM 12'00" HEIGHT REQUIREMENTS (I.E.: BATHROOMS, KITCHENS, CLOSETS, ETC.)
 - ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.

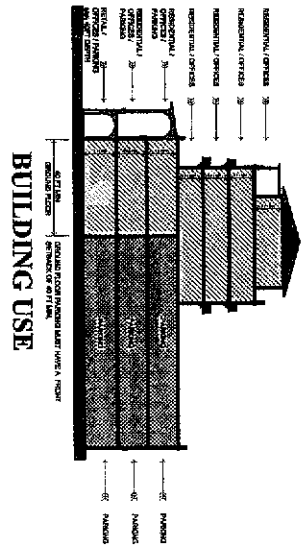


ENCROACHMENTS

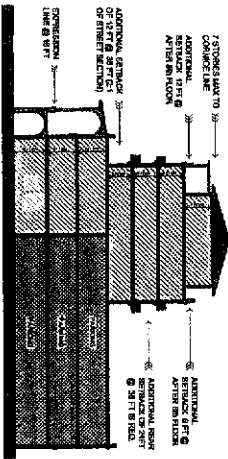
- AWNINGS MUST HAVE A LIMITED DESIGN AND SHALL ENCLOSE A MAX OF 4 FT.
- BALCONIES SHALL NOT BE ROOFEED, TRELLISES AS PART OF AN LIMITED DESIGN ARE ALLOWED

PARKING

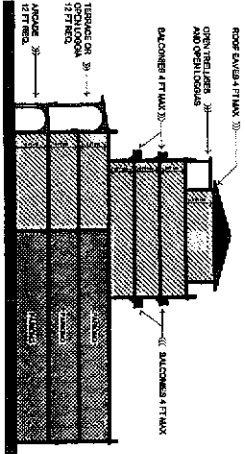
- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR MIXED USE BUILDINGS, A DEVELOPER MUST PROVIDE 12 TO 15,000 FOR EACH PARKING SPACE MISSING SHOULD BE PAID BEFORE A FINAL BUILDING PERMIT IS ISSUED BY THE CITY OF HAWAII, AFTER A PARKING VARIANCE IS APPROVED
- THE LOCATION OF THE PARKING GARAGE SHALL HAVE A RATIO OF 7000 SQ.FT TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSIBLE FROM SECONDARY ROADS, WHEN POSSIBLE
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES A BARRIER, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.



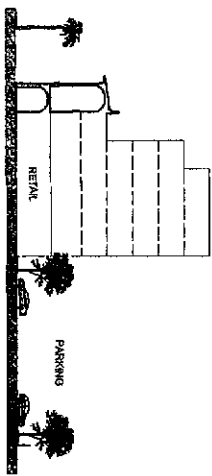
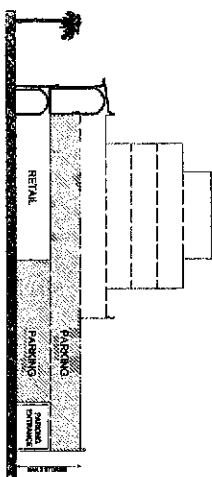
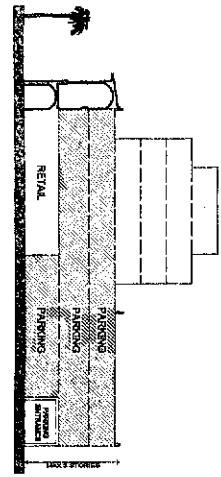
BUILDING USE



BUILDING HEIGHT



ENCROACHMENTS



PARKING

AREA 1 - NON-ARCADED FRONTAGE

FRONTAGE LOCATION



NOTES

BUILDING USE

**-NON-RESIDENTIAL SPACES MIN 12 FT FINISHED FLOOR TO FINISHED CEILING.
-RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.**

-RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.

-AUXILIARY SPACES EXCEPT FROM FLOOR HEIGHT REQUIREMENTS (I.E.: BATHROOMS, KITCHENS, CLOSETS, ETC.)

-ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.



ENCROACHMENTS

-AWNINGS; MUST HAVE A UNITED DESIGN AND SHALL ENCRDACH A MAX OF 4 FT.

-BALCONIES SHALL NOT BE ROOFED, TRELLISES AS PART OF AN UNIFIED DESIGN ARE ALLOWED

PARKING

- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.

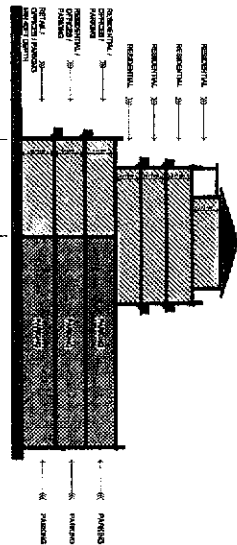
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR MIXED USE BUILDINGS, A DEVELOPMENT FEE EQUIVALENT TO \$15,000 FOR EACH PARKING SPACE MISSING SHOULD BE PAID BEFORE A FINAL BUILDING PERMIT IS ISSUED BY THE CITY OF HIALEAH. AFTER A PARKING VARIANCE IS APPROVED

- THE FACADE OF THE PARKING GARAGE SHALL HAVE A RATIO OF 70/30 SOLID TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.

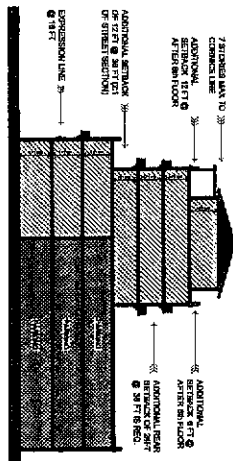
-SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.

PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE

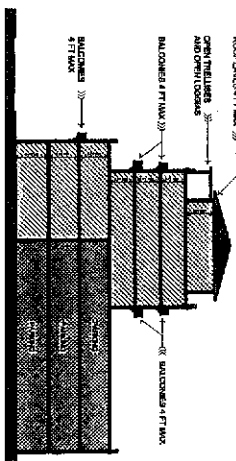
SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A 6FT FENCE, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.

BUILDING USE

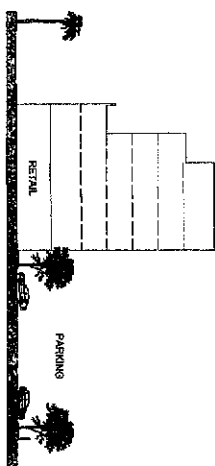
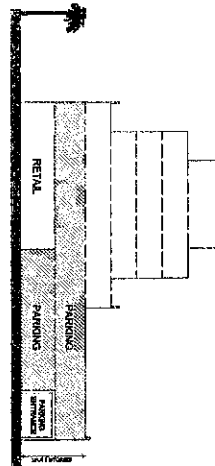
BUILDING HEIGHT



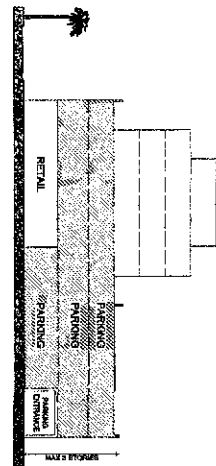
ENCROACHMENTS



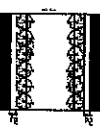
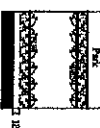
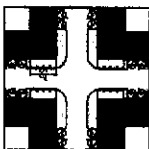
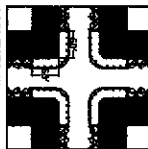
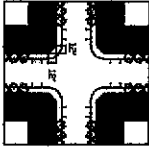
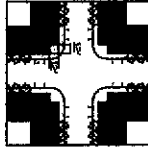
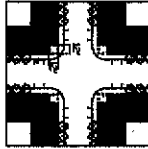
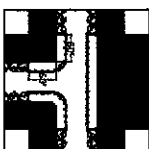
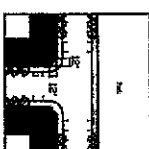


PARKING

[illegible]

The site plan shows a rectangular building footprint on the right side, with a dashed line indicating a boundary or path. To the left of the building is a large area labeled 'PARKING'. Further left is a strip labeled 'RETAIL'. At the bottom left, there is a small rectangular area labeled 'STREET LIGHTS'. A north arrow is located in the bottom right corner of the plan.



AREA 1 - SPECIAL CONDITIONS

MID-BLOCK	ENTRANCE	CORNER	T-STREET ARCADED	T-STREET WITH PARK	T-STREET
 <p>LOCATION: T-Street Locations - 12 ft front setback and 6' lateral setback.</p>  <p>LOCATION: T-Street Locations - 12 ft front setback and 6' lateral setback.</p>	 <p>* 35 MIN TO 60' MAX ARCADE</p>  <p>* 35 MIN TO 60' MAX ARCADE</p> <p>LOCATION: 1. Palm Ave & E 4th St 2. Palm Ave & E 5th St 3. Palm Ave & E 6th St 4. Palm Ave & E 7th St</p>	   <p>LOCATION: 1. Palm Ave & E 4th St 2. Palm Ave & E 5th St 3. Palm Ave & E 6th St 4. Palm Ave & E 7th St 5. Palm Ave & E 8th St 6. Palm Ave & E 9th St 7. Palm Ave & E 10th St 8. Palm Ave & E 11th St 9. Palm Ave & E 12th St</p>	 <p>LOCATION: 1. Palm Ave & E 4th St 2. Palm Ave & E 5th St 3. Palm Ave & E 6th St</p>	 <p>LOCATION: 1. Palm Ave & W 31st St 2. Palm Ave & W 32nd St 3. Palm Ave & W 33rd St 4. Palm Ave & W 34th St 5. Palm Ave & W 35th St 6. Palm Ave & W 36th St 7. Palm Ave & W 37th St 8. Palm Ave & W 38th St 9. Palm Ave & W 39th St 10. Palm Ave & W 40th St</p>	  <p>LOCATION: 1. Palm Ave & E 4th St 2. Palm Ave & E 5th St 3. Palm Ave & E 6th St 4. Palm Ave & E 7th St 5. Palm Ave & E 8th St</p>

SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS.
A MAX OF 50% THE REQUIRED FRONT & LATERAL SETBACKS MAY BE ENCROACHED IN ALL CORNER CONDITIONS.

AREA 2

AREA DESCRIPTION

SHALL COMPRISE THE PROPERTIES
FRONTING EAST 4TH AVE WITH
49TH ST AS THE NORTHERN
BOUNDARY AND THE PEC TRACKS
ON 21ST ST AS THE SOUTHERN
BOUNDARY



GENERAL FRONTAGES



FRONTAGE LOCATION

ARCADED STREET FRONTAGE:



NON-ARCADED STREET FRONTAGE:



NOTES

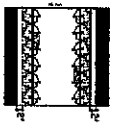
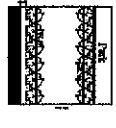
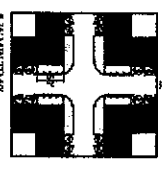

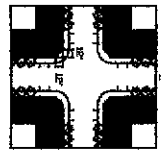
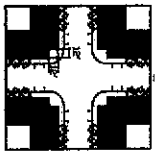
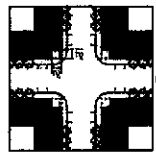
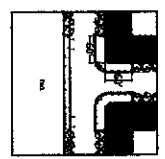
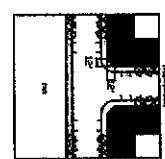
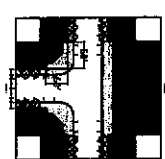
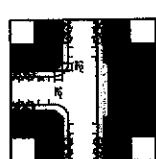
SEE PLOT FOR CONDITIONS FOR GRADING, EROSION, STORMWATER, AND TO LANE, AND REMEDIATION
SEE BUILDING PERMIT FOR ADDITIONAL STIPULATIONS

NOTING NOTICES



A - 40' WIDE FRONTAGE
B - 40' WIDE FRONTAGE
C - 100' WIDE FRONTAGE
(SEE BUILDING PERMIT)

AREA 2 - SPECIAL CONDITIONS

MID-BLOCK	ENTRANCE	CORNER	T-STREET ARCADED	T-STREET WITH PARK	T-STREET
 <p>LOCATION: 1. All mid-block locations - 12 ft back setback.</p>  <p>LOCATION: 1. All mid-block locations located on a park frontage - 12 ft back setback.</p>	 <p>20' MIN TO 60' MAX ALCADE</p>  <p>30' MIN TO 60' MAX ALCADE</p> <p>LOCATION: 1. Frontage Way & E 49th St 2. Frontage Way & E 41st St 3. Frontage Way & E 37th St 4. Frontage Way & E 34th St</p>	   <p>LOCATION: 1. Frontage Way & E 49th St 2. Frontage Way & E 44th St 3. Frontage Way & E 41st St 4. Frontage Way & E 37th St 5. Frontage Way & E 34th St 6. Frontage Way & E 31st St 7. Frontage Way & E 28th St 8. Frontage Way & E 25th St 9. Frontage Way & E 22nd St 10. Frontage Way & E 19th St 11. Frontage Way & E 16th St 12. Frontage Way & E 13th St 13. Frontage Way & E 10th St 14. Frontage Way & E 7th St</p>	 <p>LOCATION: 1. Frontage Way & E 25th St</p>	 <p>LOCATION: 1. Frontage Way & E 49th St 2. Frontage Way & E 44th St 3. Frontage Way & E 41st St 4. Frontage Way & E 37th St 5. Frontage Way & E 34th St 6. Frontage Way & E 31st St 7. Frontage Way & E 28th St 8. Frontage Way & E 25th St 9. Frontage Way & E 22nd St 10. Frontage Way & E 19th St 11. Frontage Way & E 16th St 12. Frontage Way & E 13th St 13. Frontage Way & E 10th St 14. Frontage Way & E 7th St</p>	 <p>LOCATION: 1. Frontage Way & E 39th St</p> 

SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS.
A MAY OF 50% THE REQUIRED FRONT & LATERAL SETBACKS MAY BE ENCROACHED IN ALL CORNER CONDITIONS.

AREA 2 - NON-ARCADED FRONTAGE

FRONTAGE LOCATION



NOTES

BUILDING USE

- NON RESIDENTIAL SPACES MIN 12 FT FINISHED FLOOR TO FINISHED CEILING.
- RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.
- AUXILIARY SPACES EXCEPT FROM FLOOR HEIGHT REQUIREMENTS (E.G., BATHROOMS, KITCHENS, CLOSETS, ETC.)
- ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.



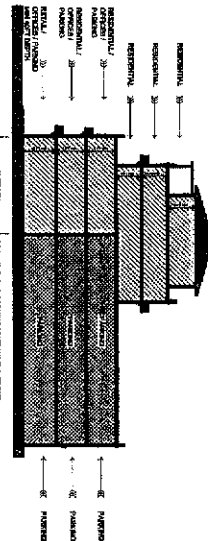
ENCROACHMENTS

- AWNINGS MUST HAVE A LIMITED DESIGN AND SHALL ENDOACH A MAX OF 4 FT.
- BALCONIES SHALL NOT BE ROOFED, THE LINES AS PART OF AN UNIFIED DESIGN ARE ALLOWED.

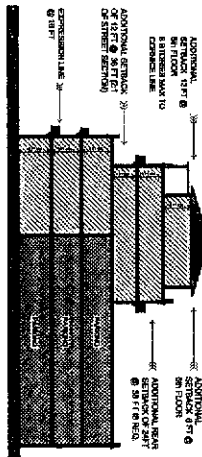
PARKING

- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR MIXED USE BUILDINGS, A DEVELOPMENT FEE EQUIVALENT TO \$15,000 PER EACH PARKING SPACE MISSING SHOULD BE PAID BEFORE A FINAL BUILDING PERMIT IS ISSUED BY THE CITY OF ILLINOIS, AFTER A PARKING VARIANCE IS APPROVED.
- THE FACADE OF THE PARKING GARAGE SHALL HAVE A RATIO OF 70% SOLID TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE.
- SIDEWALK PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A 6 FT FENCE, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.

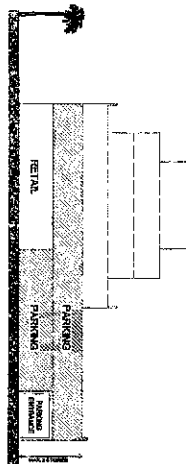
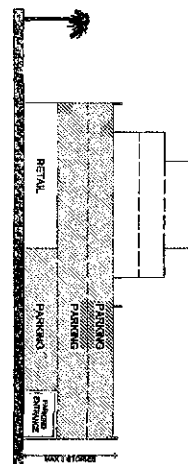
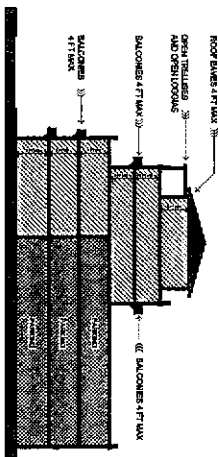
BUILDING USE



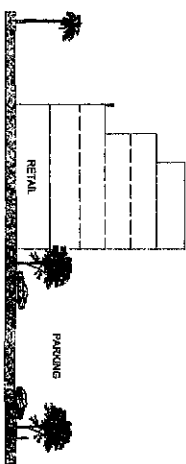
BUILDING HEIGHT



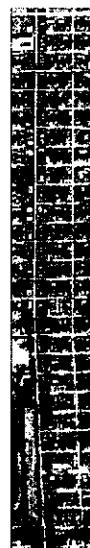
ENCROACHMENTS



PARKING



FRONTAGE LOCATION



BUILDING USE

- ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.

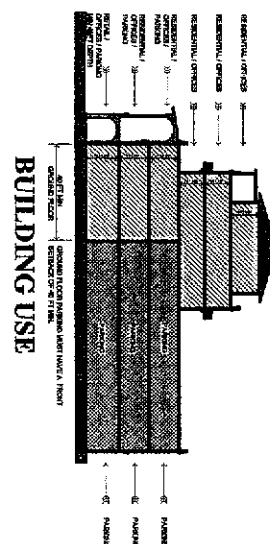


ENCROACHMENTS

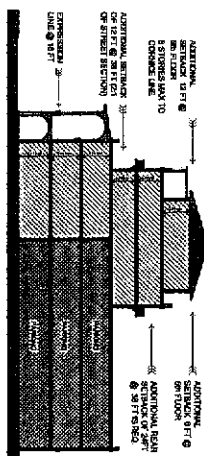
- AWARNS: MUST HAVE A UNIFIED DESIGN AND SHALL ENCOMPASS A MAX OF 4 FT
BALCONIES SHALL NOT BE ROOFED, TRELLISES AS PART OF AN UNIFIED DESIGN
ARE ALLOWED

PARKING

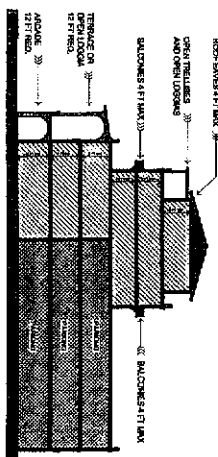
- NO PARKING ALLOWED ON FRONT OR LATERAL STREET.
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS, THE CITY ENGINEER SHALL BE NOTIFIED AND THE CITY ENGINEER SHALL BE REQUIRED TO ENFORCE THE CITY'S PARKING REQUIREMENTS.
- EACH PARKING SPACE MISSING SHOULD BE MADE UP BY A SMALL BUILDING PERMIT IS ISSUED BY THE CITY OF FALSBURGH, AFTER A PARKING VARIANCE IS APPROVED
- THE LOCATION OF THE PARKING GARAGES SHALL HAVE A BOARD OF 700 SQ. FT. TO 1000 SQ. FT. WITH AFRUITED ARCHITECTURAL EXPRESSION.
- USE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE.
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A SIGNAGE SYSTEM SHALL BE USED TO INDICATE THE LOCATION OF THE PARKING PERMIT. A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE.
- 7' TIE IN.



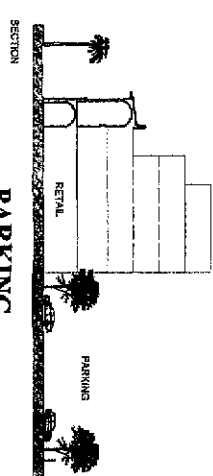
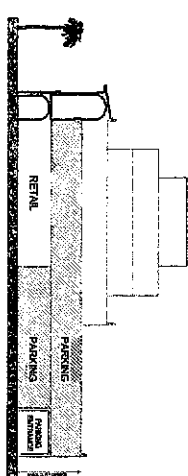
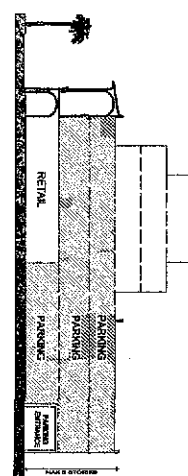
BUILDING USE



BUILDING HEIGHT



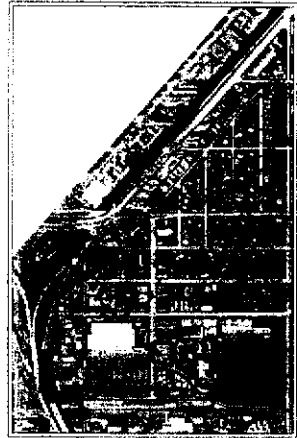
ENCROACHMENTS



PARKING

AREA 3 - SE 8TH STREET

FRONTAGE LOCATION



NOTES

BUILDING USE

- NON-RESIDENTIAL SPACES MIN 12 FT FINISHED FLOOR TO FINISHED CEILING.
- RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.
- AUXILIARY SPACES EXCEPT FROM FLOOR HEIGHT REQUIREMENTS (E.G.: BATHROOMS, KITCHENS, CLOSETS, ETC.)
- ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT LATERAL AND REAR SETBACKS.

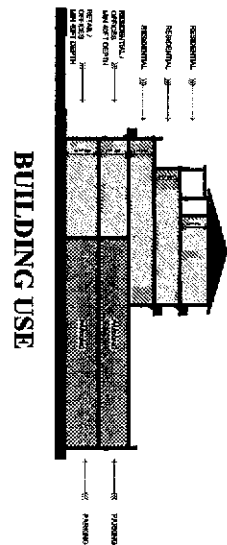


ENCROACHMENTS

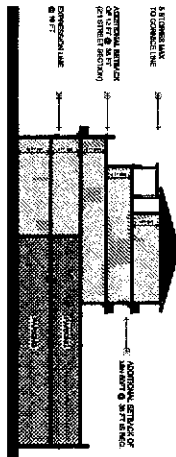
- AWNINGS MUST HAVE A DISHED DESIGN AND SHALL ENCLOSE A MAX OF 4 FT.
- BALCONIES SHALL NOT BE ROOVED, TERRACES AS PART OF AN UNROOFED DESIGN ARE ALLOWED

PARKING

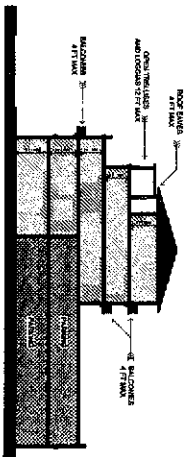
- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR THE ZONING DISTRICT, THE PROJECT SHALL BE REQUIRED TO PROVIDE ON-LOT PARKING. EACH PARKING SPACE MISSING SHOULD BE PAID BEFORE A FINAL BUILDING PERMIT IS ISSUED BY THE CITY OF HALABAH, AFTER A PARKING VARIANCE IS APPROVED.
- THE BACK OF THE PARKING GARAGE SHALL HAVE A RATIO OF 70% SOLID TO VOID WITH APPROVED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE.
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A GUTTER, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.



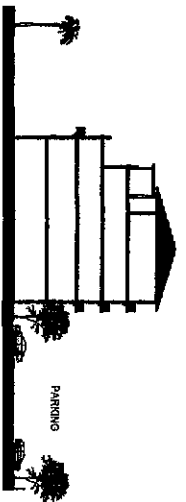
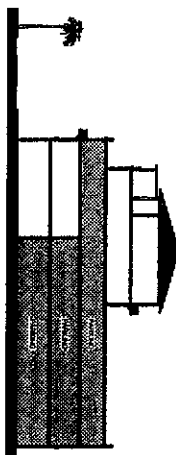
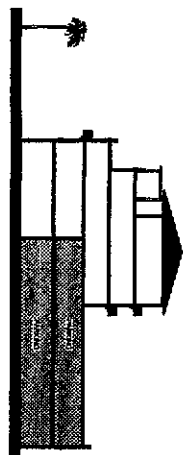
BUILDING USE



BUILDING HEIGHT



ENCROACHMENTS



PARKING

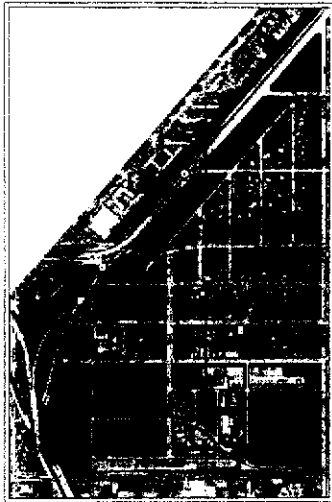
AREA 3

AREA DESCRIPTION

SHALL COMPRISE THE AREA HAVING SE 8TH STREET AS THE NORTHERNMOST BOUNDARY WITH EAST OKEECHOBEE ROAD AND SE 112 AS THE SOUTHERNMOST BOUNDARY; AND, WITH SE 11TH AVE AS THE EASTERNMOST BOUNDARY AND EAST 4TH AVE AS THE WESTERMOST BOUNDARY

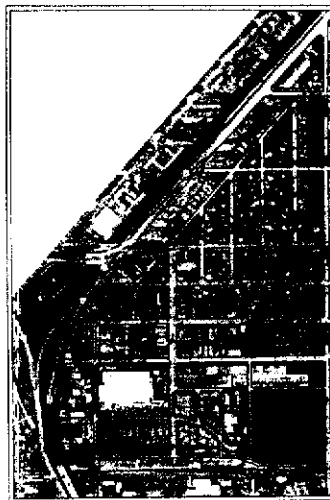


GENERAL FRONTAGES

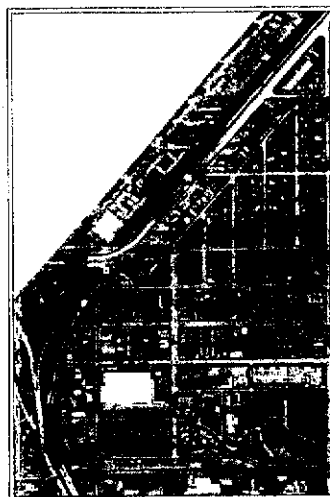


FRONTAGE LOCATION

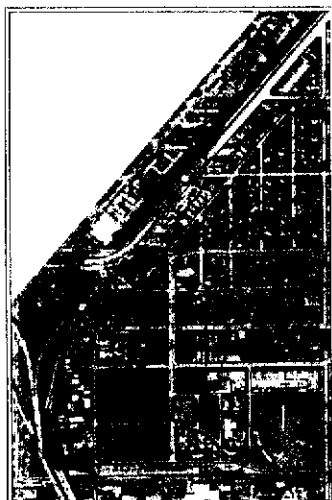
SE 8TH STREET:



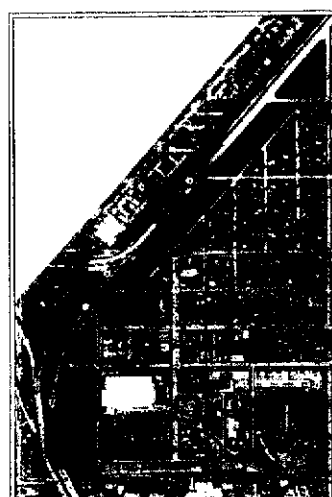
SE 8TH AVE:



SE 12TH STREET:



EAST OKEECHOBEE ROAD:



NOTES

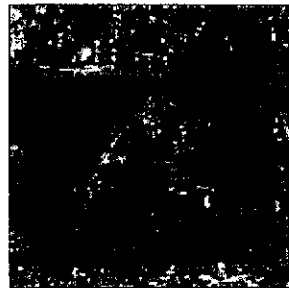
SEE FRONTAGE CONDITIONS FOR GROUND COVER, STREETS, BUILDING TO LINE, AND HEIGHTS
SEE BUILDING HEIGHT FOR ADDITIONAL STRAITS



AREA 4

AREA DESCRIPTION

SHALL COMPRISE THE PROPERTIES LOCATED ON THE EAST SIDE OF WEST 16TH AVE WITH WEST 37TH STREET AS THE NORTHERNMOST BOUNDARY, WEST OKECHOCHEE ROAD AS THE SOUTHERNMOST BOUNDARY, AND WEST 15TH AVE AS ITS WESTERNMOST BOUNDARY



GENERAL FRONTAGES



FRONTAGE LOCATION

ARCADED STREET FRONTAGE:

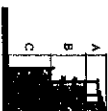


NON-ARCADED STREET FRONTAGE:

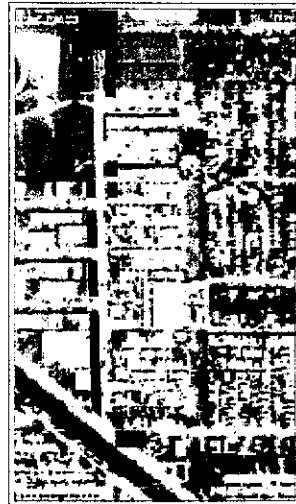


NOTES

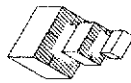
SEE FRONTAGE CONTINUOUS FOR BUILDING FLOOR SETBACKS (IN CL) TO LINE BACK INCREASING
SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS



A = 40' MIN FRONTAGE
B = 40' MIN FRONTAGE
C = 100' MIN FRONTAGE
OVER BUILDING SETBACK

FRONTAGE LOCATION**BUILDING USE**

- ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.

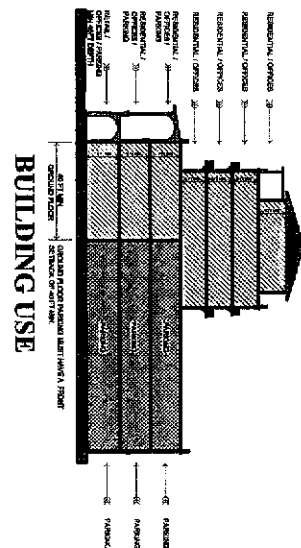
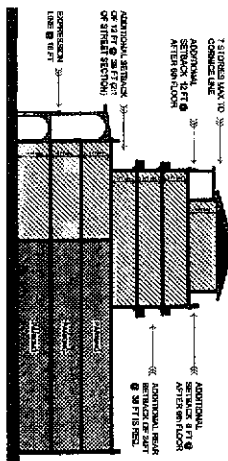


ENCROACHMENTS

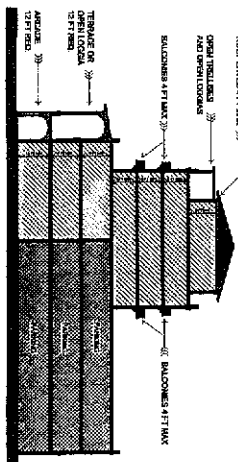
- AVAILING MUST HAVE A UNIFIED DESIGN AND SHALL ENCOMPASS A MAX OF 4 FT. BALCONIES SHALL NOT BE ROOFED, TRELLISES AS PART OF AN UNIFIED DESIGN ARE ALLOWED

PARKING

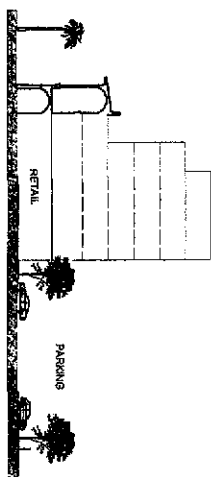
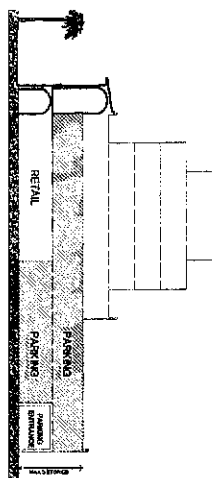
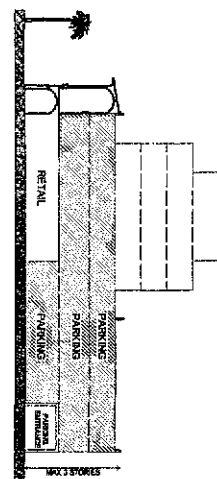
- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.
SHOULD THE PROJECT NOT COMPLY WITH THE CITY PARKING REQUIREMENTS FOR PARKING, THE PROJECT OWNER SHALL BE RESPONSIBLE TO PROVIDE FOR EACH PARKING SPACE MISSING SHOULD BE IN A DETACHED, FINAL BUILDING APPROVED BY THE CITY OF HALVAT. AFTER A PARKING VARIANTS IS APPROVED.
- THE PLACE OF THE PARKING GARAGE SHALL HAVE A RATIO OF 7000 SQ.FT TO 10 VOD WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE.
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A PERMEABLE CURB OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.

**BUILDING USE**

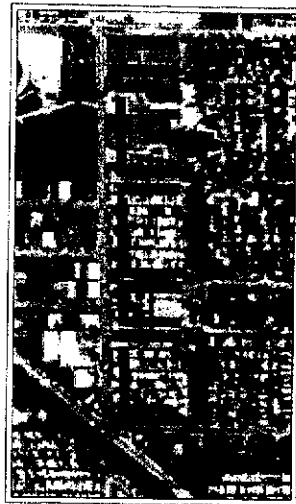
BUILDING HEIGHT



ENCROACHMENTS



PARKING

FRONTAGE LOCATION

NOTES

BUILDING USE

- NON-RESIDENTIAL SPACES MIN 12 FT FINISHED FLOOR TO FINISHED CEILING.
-RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.
-AUXILIARY SPACES EXCEPT FROM FLOOR HEIGHT REQUIREMENTS (I.E. BATHROOMS, KITCHENS, CLOSETS, ETC.)
-ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL, AND REAR SETBACKS.

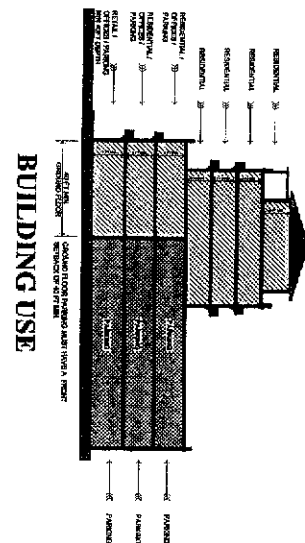


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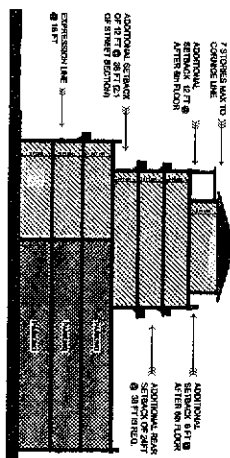
- AWINGS: MUST HAVE A UNIFIED DESIGN AND SHALL ENDOACH A MAX OF 4 FT.
-BALCONIES: SHALL NOT BE ROOFED, TRILLISES AS PART OF AN UNIFIED DESIGN ARE ALLOWED

PARKING

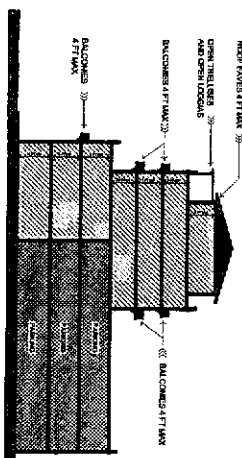
- NO PARKING ALLOWED ON FRONT OR LATERAL SERVICE.
-SIGNED THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR VEHICLES PARKING ON SIDEWALKS. THE CITY'S REQUIREMENT IS \$1000 PER EACH PARKING SPACE MISSING SHOULD BE PAID BY THE DEVELOPER TO \$1000 PER PERMIT IS ISSUED BY THE CITY OF HUNTSVILLE AFTER A PARKING VARIANCE IS APPROVED
- THE FACILITY OF THE PARKING GARAGE SHALL HAVE A MAJOR OF 2000 SQ. FT. TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS WHEN POSSIBLE
- SIDEWALK PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A SET FINISH, A BRIDGE OR A WALL SHALL BE PLACED ALONG REQUIRED PAVEMENT



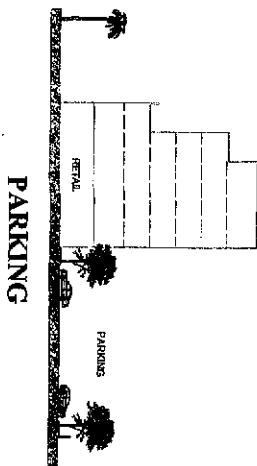
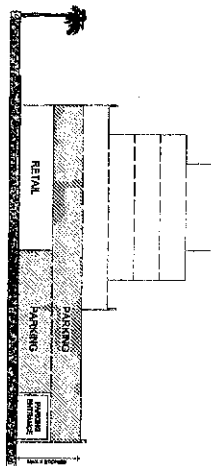
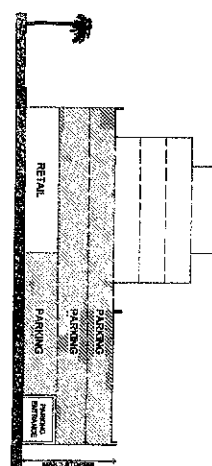
BUILDING USE



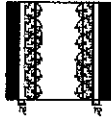


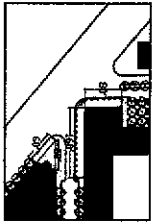
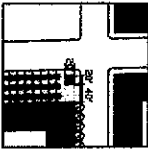
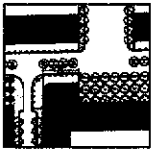
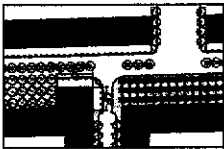
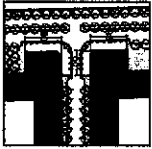
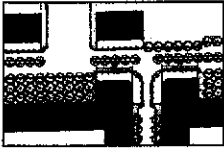
BUILDING HEIGHT



ENCROACHMENTS




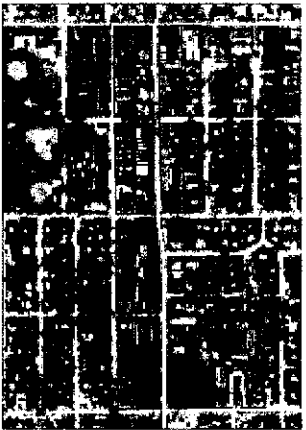
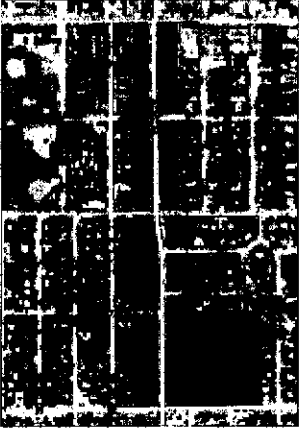
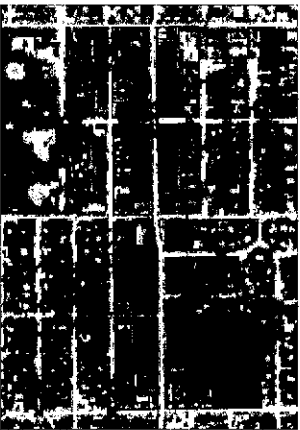

AREA 4 - SPECIAL CONDITIONS

MID-BLOCK SECONDARY ST	W 16TH AVE MID-BLOCK	ENTRANCE	PALM COURT INTERSECTIONS	TYPICAL INTERSECTIONS	
 <p>LOCATION: 1. All mid-block secondary streets - 12 ft front setback and a 0' lateral setback.</p>	 <p>LOCATION: 1. All mid-block locations on the east side of W 16th Ave have a 50' front setback.</p>  <p>LOCATION: 1. All mid-block locations on the east side of W 16th Ave (beyond of park) have a 60' front setback.</p>	 <p>LOCATION: 1. W 16th Ave & W 29th St</p>  <p>LOCATION: 1. W 16th Ave & W 27th St</p>	 <p>LOCATION: 1. W 16th Ave between W 22nd St & W 22nd St</p>  <p>LOCATION: 1. W 16th Ave between W 31st St & W 31st St</p>	 <p>LOCATION: 1. W 16th Ave & W 29th St</p>  <p>LOCATION: 1. W 16th Ave & W 24th St</p>	

SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS.

A MAX OF 50% THE REQUIRED FRONT & LATERAL SETBACKS MAY BE ENCROACHED IN ALL CORNER CONDITIONS.

AREA 5

AREA DESCRIPTION	FRONTAGE LOCATION
<p>SHALL COMPRISE THE PROPERTIES LOCATED ON THE NORTH AND SOUTH SIDES OF EAST 9TH ST BETWEEN EAST 4TH AVE AND EAST 8TH AVE</p> 	<p><u>ARCADED STREET FRONTAGE:</u></p> 
<p>GENERAL FRONTAGES</p> 	<p><u>NON-ARCADED STREET FRONTAGE:</u></p> 
<p>NOTES</p> <p>SEE FRONTAGE CONDITIONS FOR ADDITIONAL BLOCK SETBACKS (MULTI TO LINE REQUIREMENTS)</p> <p>SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS</p>	<p>BUILDING FRONTAGES</p>  <p>A - 40% MIN FRONTAGE B - 40% MIN FRONTAGE C - 10% MIN FRONTAGE (SEE BUILDING HEIGHT)</p>

FRONTAGE LOCATION

BUILDING USE

ADDITIONAL SUBTRACTS SHALL APPLY TO ALL FRONT, LATERAL AND REAR ENTRANCES.

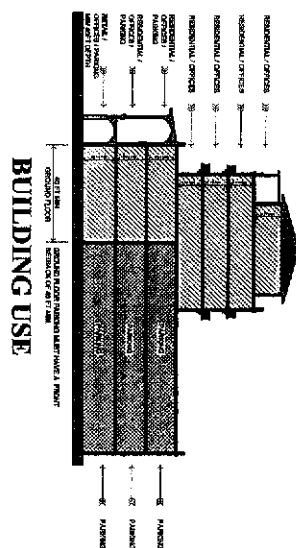


ENCROACHMENT'S

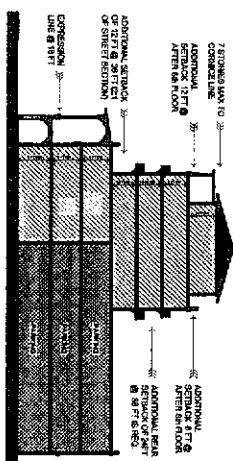
- AWNINGS MUST HAVE A UNIFIED DESIGN AND SHALL ENCOMPASS A MAX OF 4 FT
-BALCONIES SHALL NOT BE ROOFED, TRELLISES AS PART OF AN UNIFIED DESIGN
-ARE ALLOWED

PARKING

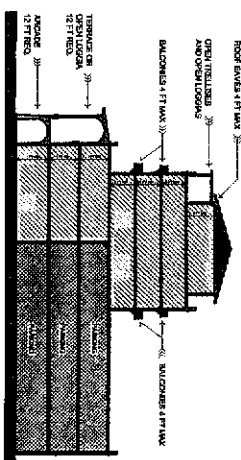
- NO PARKING ALLOWED ON FRONT OR LATERAL STREET.
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS, THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING AND THE CITY SHALL BE NOTIFIED THAT EACH PARKING SPACE MISSING SHOULD BE MADE UP BY PROVIDING A FINAL BUILDING PERMIT IS ISSUED BY THE CITY OF HALEAH, AFTER A PARKING VARIANCE IS APPROVED.
- THE FACILITY OF THE PLAYING GROUND SHALL HAVE A RATIO OF 70% SOLID TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE.
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A 6 FT BARRIER, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.



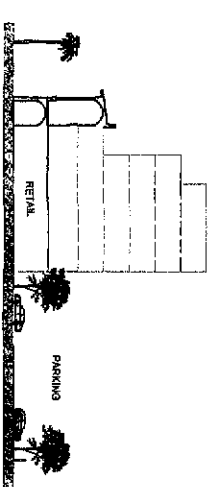
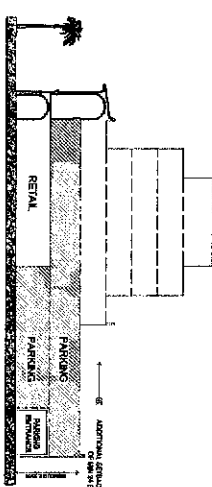
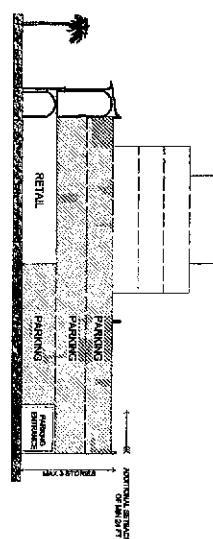
BUILDING USE



BUILDING HEIGHT



ENCROACHMENTS



PARKING

AREA 5 - NON-ARCADED FRONTAGE

FRONTAGE LOCATION

NOTES

BUILDING USE

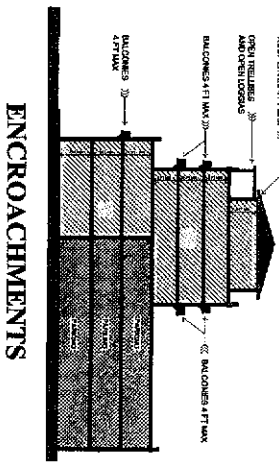
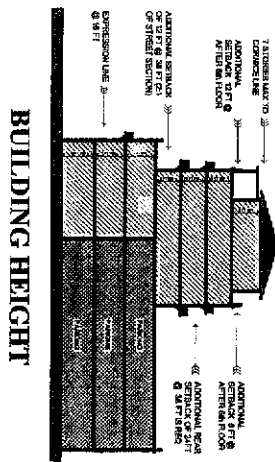
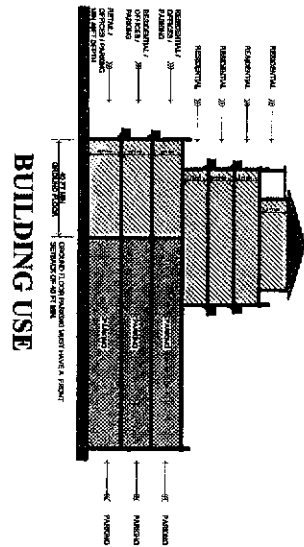
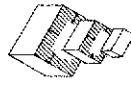
- NON-RESIDENTIAL SPACES MAY BE FINISHED FLOOR TO FINISHED CEILING.
- RESIDENTIAL SPACES NON 9 FT FINISHED FLOOR TO FINISHED CEILING.
- MULTI-USE SPACES EXCEPT FROM FLOOR HEIGHT REQUIREMENTS (I.E. BATHROOMS, KITCHENS, CLOSETS, ETC.)
- ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.

ENCROACHMENTS

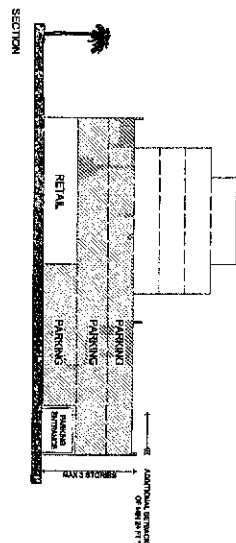
- AWNINGS MUST HAVE A UNIFIED DESIGN AND SHALL ENCLOSE A MAX OF 4 FT.
- BALCONIES SHALL NOT BE ROOFED, TRELLISES AS PART OF AN INFERIOR DESIGN ARE ALLOWED

PARKING

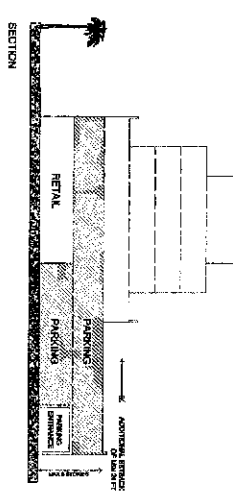
- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.
- SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR MIXED USE BUILDINGS, A DEVELOPMENT FEE EQUIVALENT TO \$1,000 FOR EACH PARKING SPACE MISSING SHOULD BE PAID BEFORE A FINAL BUILDING PERMIT IS ISSUED BY THE CITY OF DALLAS, AFTER A PARKING VARIANCE IS APPROVED
- THE FACADE OF THE PARKING GARAGE SHALL HAVE A RATIO OF 70% SOLID TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES, A 6 FT FENCE, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE LINE.



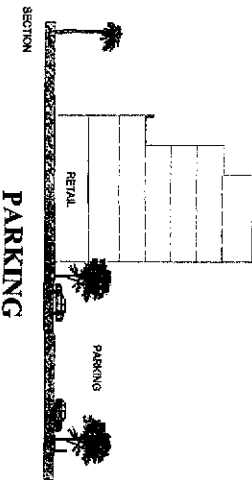
PARKING: 3 FLOOR GARAGE



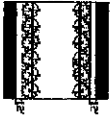
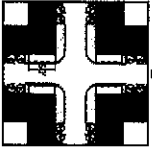
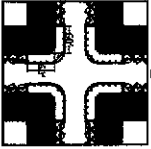
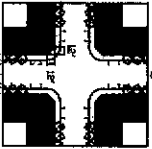

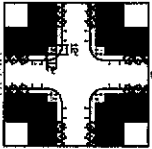
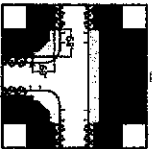
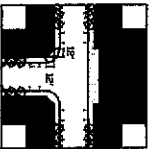
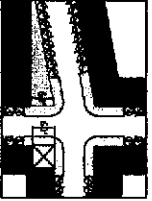
PARKING: 2 FLOOR GARAGE



PARKING: SURFACE PARKING



AREA 5 - SPECIAL CONDITIONS

MID-BLOCK	ENTRANCE	CORNER	T-STREET	TOWER / BUILDING SETBACK	
 <p>LOCATION: 1. All mid-block front setbacks shall be 10 feet. 2. All mid-block side setbacks shall be 5 feet. 3. All mid-block rear setbacks shall be 10 feet.</p>	 <p>LOCATION: 1. All entrance setbacks shall be 10 feet. 2. All entrance side setbacks shall be 5 feet. 3. All entrance rear setbacks shall be 10 feet.</p>  <p>LOCATION: 1. All entrance setbacks shall be 10 feet. 2. All entrance side setbacks shall be 5 feet. 3. All entrance rear setbacks shall be 10 feet.</p>	   <p>LOCATION: 1. All corner setbacks shall be 10 feet. 2. All corner side setbacks shall be 5 feet. 3. All corner rear setbacks shall be 10 feet.</p>	  <p>LOCATION: 1. All T-street setbacks shall be 10 feet. 2. All T-street side setbacks shall be 5 feet. 3. All T-street rear setbacks shall be 10 feet.</p>	 <p>LOCATION: 1. All tower/building setbacks shall be 10 feet. 2. All tower/building side setbacks shall be 5 feet. 3. All tower/building rear setbacks shall be 10 feet.</p>	

-SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS.
-A MAX OF 50% THE REQUIRED FRONT & LATERAL SETBACKS MAY BE ENCROACHED IN ALL CORNER CONDITIONS.

GENERAL NOTES AND ARCHITECTURAL GUIDELINES

1. WATLIS

- a. **Building shall be constructed of stone, masonry, masonry veneer, wood, or masonry-clad wood.** There shall be a maximum of two (2) primary materials, and the maximum of three (3) secondary materials. The materials shall be appropriate to the building style and shall be consistent on all sides of the building. *Masonry shall be finished with a smooth, rough, or weathered texture, and shall be finished with a color that is consistent with the color of the stone or masonry.*
- b. **Architectural details shall be stone, wood, exposed concrete, or masonry.** Architectural details shall be consistent with the color and pattern of the finish.
- c. **Columns and posts shall be stone, wood, exposed concrete, or masonry.** The spacing between columns or posts shall have a height to width ratio of 1:1, 2:1, 3:1, or 4:1 or proportion that emphasizes the verticality of the building. There shall be a maximum spacing of eighteen feet (18') between columns, stone or wood columns or posts shall be a maximum of four inches (4") in width or depth, all other columns or posts shall be a maximum of sixteen inches (16") in width or depth, and shall be spaced such that there are no less than six feet (6') in height. They shall be stone, exposed concrete, masonry, or untreated landscape timbers. Gates to gates shall be stone or masonry.
- d. **Building walls and masonry masonry combined on each facade only horizontally, with the heavier below the lighter.**
- 2. ATTACHMENTS**
- a. **Awnings shall have a maximum maximum covered with a canvas awning.** Awnings shall be sloping upwards without bottom eave profile. Awnings shall be b. **Shopper shall be made of wood, stone, or exposed concrete.**
- c. **Shoppers and awnings shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- d. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- e. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- f. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- g. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- h. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- i. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- j. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- k. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- l. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- m. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- n. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- o. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- p. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- q. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- r. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- s. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- t. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- u. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- v. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- w. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- x. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- y. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.
- z. **Shoppers shall be made of wood, stone, or masonry.** Materials that are used shall be consistent with the color and pattern of the finish.

2. ATTACHMENTS

- a. **Stairways.** All stairways shall be constructed in accordance with the current codebook. Awnings shall be sloping (sideways) without bottom flange rails. Awnings shall be made of metal, wood, stone, or approved materials.
- b. **Staircase.** All staircases shall be made of wood, stone, or approved materials.
- c. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- d. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- e. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- f. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- g. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- h. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
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- t. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
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- v. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- w. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- x. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- y. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.
- z. **Open Recessed and Millage.** All shall be made of wood, stone, metal, or approved materials.

4. OPENINGS

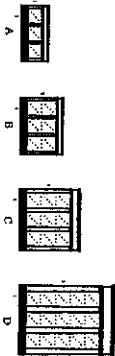
- a. Windows: Having said the name of wood, metal, or ivory shall be gilded with silver leaf. Windows shall have vertical proportions. Slant windows and glass windows shall be 100% of the total window area. Glass shall occupy no more than 35% of the building's surface area; in general floor level shall govern glass area.
- b. Doors shall be made of wood or metal.
- c. Shutters shall be made of painted wood, stained or fluted with wood veneer. Sliding doors are prohibited along front facade.
- d. Shutters shall be made of wood, opaque, or any other durable material. Shutters must be operable and shall cover entire window area. Shutters shall be either lowered or raised.
- e. Glass and foil: The use of "reflective colored glass" shall require an architectural approval from the Planning Department of the City of Raleigh.
- f. Windows: Windows shall have a maximum of 9' 6" in width.
- g. Window doors shall have a maximum of 9' 6" in width.
- h. Interior glass windows shall have vertical proportions.
- i. Windows: Windows shall be operable and shall be 100% of the total window area. Glass shall occupy no more than 35% of the building's surface area; in general floor level shall govern glass area.
- j. Lathes and Sills: shall generally require to create a decorative banding. Windows shall have solid wood veneer or solid wood veneer or solid wood veneer or solid wood veneer.
- k. The window sill shall extend no more than 3" beyond the window opening and any protruding trim.
- l. Screens: Shall cover the entire opening. Screens may cover a portion but not all of the

5. GENERAL NOTES:

- a. Sucker: shall be suction-lance-catch; only common snook is permitted.
- b. Trout: shall be largest grade tandem, stream or exposed enclosure, and shall be 3.5 in. to 8 in. in width. Their shall not alter the vertical proportions of any opening.
- c. Wood: if visible shall be painted or stained with an opaque or semi-solid stain, except whitish outdoors which may be left natural.
- d. Railings: shall have horizontal top and bottom rails centered on the spindles or balusters. The openings between spindles and balusters shall not exceed 4 inches.

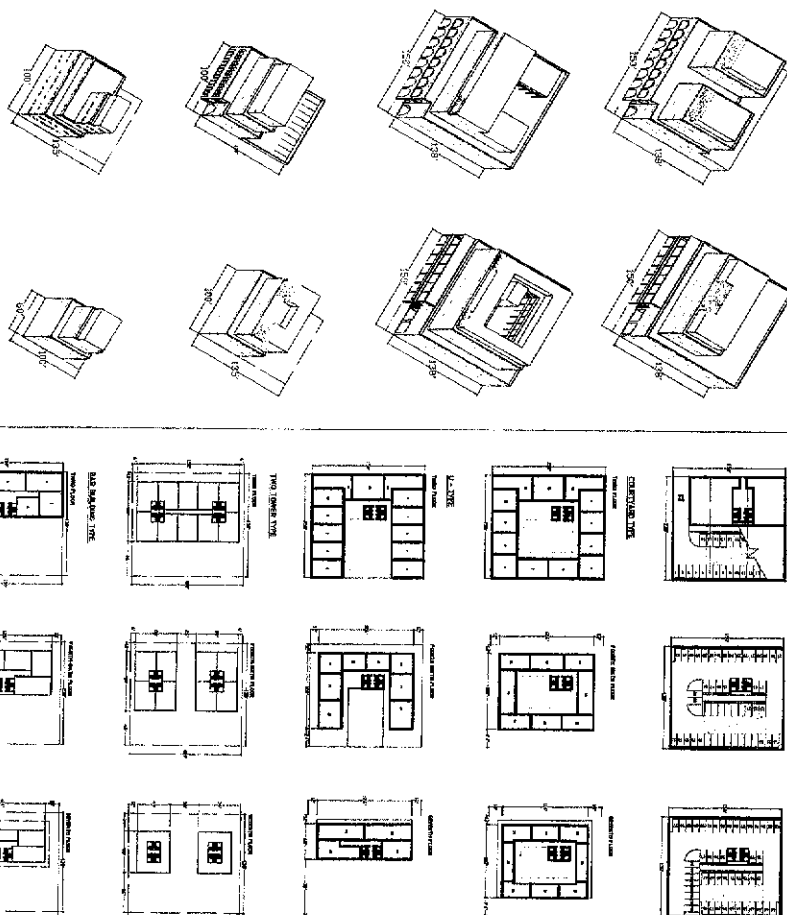
COLUMNS AND POSTS

- A = 1:1
B = 2:1
C = 3:1
D = 5:1



BUILDING TYPES

TYPICAL FLOOR PLANS



-TYPICAL BUILDING TYPES HAVE BEEN DESIGNED ON AVERAGE LOT SIZE ASSUMPTIONS. ACTUAL LOT SIZES MAY VARY.

• DIAGRAMS ARE DRAWN FOR THE PURPOSE OF CODE REPRESENTATION. THEY ARE NOT ACTUAL ARCHITECTURE DESIGNS.



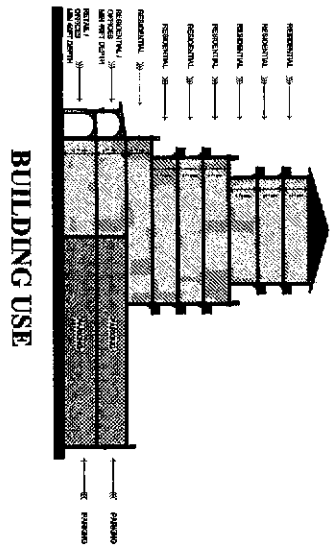
NOTES

NON-RESIDENTIAL SPACES MIN 12 FT FINISHED FLOOR TO FINISHED CEILING.
RESIDENTIAL SPACES MIN 9 FT FINISHED FLOOR TO FINISHED CEILING.

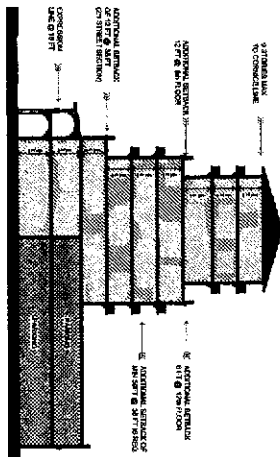
AWARDING: MUST HAVE A UNIFIED DESIGN AND SHALL ENCR OACH A MAX OF 4 FT.
BALCONIES: SHALL NOT BE ROOFED, TRELLISES AS PART OF AN UNIFIED DESIGN
ARE ALLOWED

- NO PARKING ALLOWED ON FRONT OR LATERAL SETBACK.

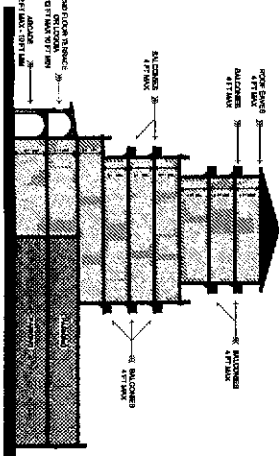
- SHOULD THE BUILDING NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR MIXED USE PROJECTS, A DEVELOPMENT THE EQUIVALENT TO \$1,000 FOR EACH PARKING SPACE MISSING SHOULD BE PAID THROUGH A PARKING TRUST FUND ESTABLISHED BY THE CITY OF ILLINOIS, AFTER A PROPOSAL FOR FINANCING IS APPROVED
- THE FACADE OF THE PARKING GARAGE SHALL HAVE A RATIO OF 70% SOLID TO VOID WITH APPLIED ARCHITECTURAL EXPRESSIONS.
- SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
- PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE
- SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A FENCE, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE



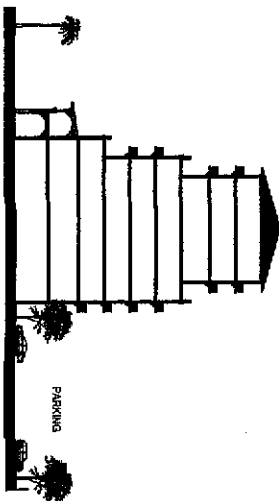
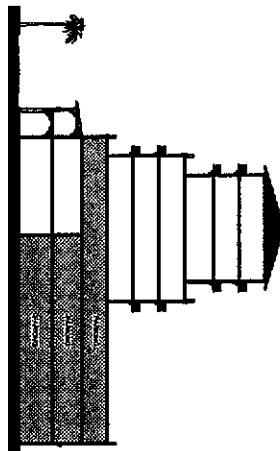
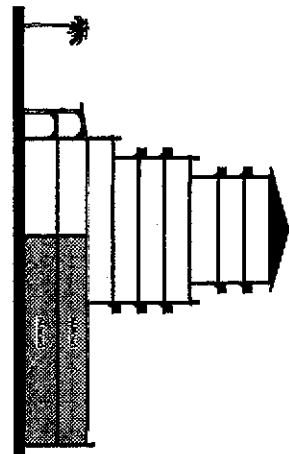
BUILDING USE



BUILDING HEIGHT

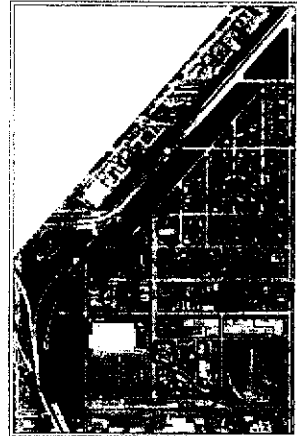


ENCROACHMENTS



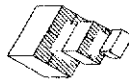
PARKING

FRONTAGE LOCATION



BUILDING USE

- ADDITIONAL SETBACKS SHALL APPLY TO ALL FRONT, LATERAL AND REAR SETBACKS.

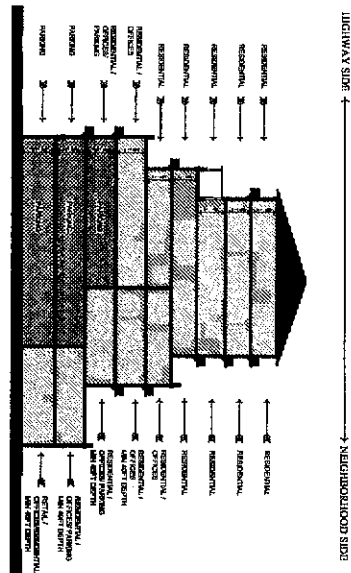


ENCROACHMENTS

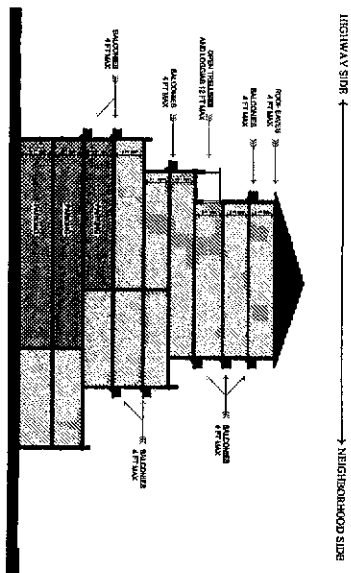
- AWNINGS MUST HAVE A UNIFIED DESIGN AND SHALL ENROUCH A MAX OF 4 FT. BALCONIES SHALL NOT BE ROOFED, TRELLISES AS PART OF AN UNIFIED DESIGN ARE ALLOWED

PARKING:

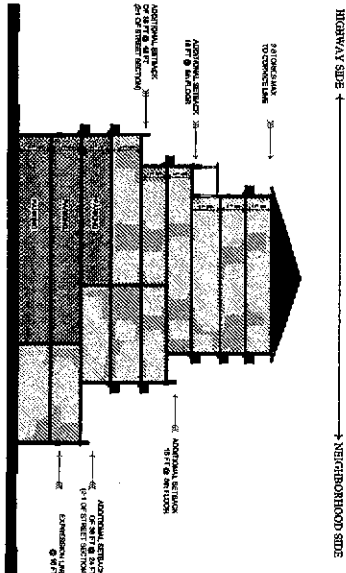
- NO PARKING ALLOWED ON FRONT OR LATERAL SIDEWALK.
-SHOULD THE PROJECT NOT COMPLY WITH THE CITY'S PARKING REQUIREMENTS FOR THE LOT, THE CITY ENGINEER SHALL BE NOTIFIED AND THE CITY ENGINEER SHALL HAVE THE OPTION TO REQUIRE THE DEVELOPER TO PROVIDE ADDITIONAL PARKING SPACES. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO ANY PERMIT BEING ISSUED BY THE CITY OF HALLOWE. AFTER A PARKING VARIANCE IS APPROVED
-THE PLACEMENT OF THE PARKING GARAGE SHALL HAVE A RATIO OF 100% SOLID TO VOID WITH APPLIED ARCHITECTURAL REQUIREMENTS.
-SEE URBAN DESIGN & ZONING PARKING REQUIREMENTS.
-PARKING ENTRANCES SHOULD BE ACCESSED FROM SECONDARY ROADS, WHEN POSSIBLE
-SURFACE PARKING SHALL NOT BE VISIBLE FROM STREETS OR PUBLIC SPACES. A 6' FENCE, A HEDGE OR A WALL SHALL BE PLACED ALONG REQUIRED FRONTAGE



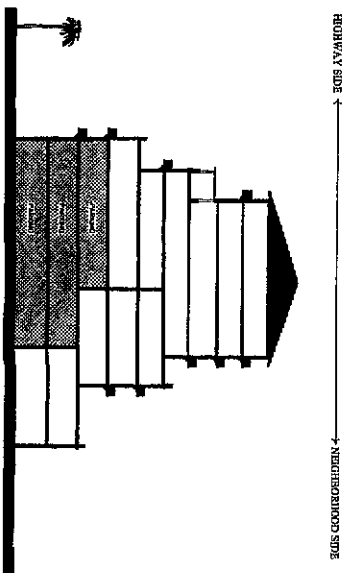
BUILDING USE



ENCROACHMENTS

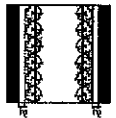
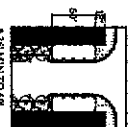
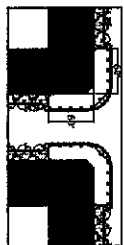
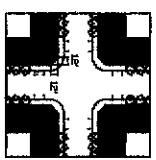
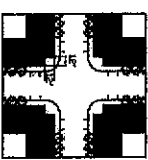
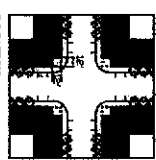
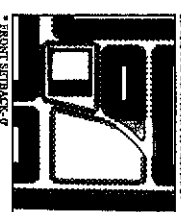




BUILDING HEIGHT



PARKING

AREA 3 - SPECIAL CONDITIONS

MID-BLOCK	ENTRANCE	CORNER	OTHER
 <p>LOCATION: 1. All mid-block buildings 12 ft front setback 2. All mid-block buildings 12 ft rear setback 3. All mid-block buildings 12 ft side setback</p>	 <p>• 30' MIN TO 60' MAX ANCHOR</p>  <p>• 30' MIN TO 60' MAX ANCHOR</p> <p>LOCATION: 1. W. Okemoshong Rd & SE 9th St 2. W. Okemoshong Rd & SE 9th Ave 3. SE 9th St & SE 11th Ave 4. SE 9th St & SE 9th Ave</p>	   <p>LOCATION: 1. SE 10th St & SE 9th Ave 2. SE 9th St & SE 9th Ave 3. SE 9th St & SE 9th Ave 4. SE 9th St & SE 9th Ave 5. SE 9th St & SE 9th Ave 6. SE 9th St & SE 9th Ave 7. SE 9th St & SE 9th Ave 8. SE 9th St & SE 9th Ave 9. SE 9th St & SE 9th Ave 10. SE 9th St & SE 9th Ave 11. SE 9th St & SE 9th Ave 12. SE 9th St & SE 9th Ave 13. SE 9th St & SE 9th Ave 14. SE 9th St & SE 9th Ave</p>	 <p>CORNER PARK LOCATION: 1. SE 10th St & SE 9th Ave 2. SE 10th St & SE 9th Ave 3. SE 10th St & SE 9th Ave 4. SE 10th St & SE 9th Ave 5. SE 10th St & SE 9th Ave 6. SE 10th St & SE 9th Ave 7. SE 10th St & SE 9th Ave 8. SE 10th St & SE 9th Ave 9. SE 10th St & SE 9th Ave 10. SE 10th St & SE 9th Ave 11. SE 10th St & SE 9th Ave 12. SE 10th St & SE 9th Ave 13. SE 10th St & SE 9th Ave 14. SE 10th St & SE 9th Ave</p>  <p>• FRONT SETBACK: 0' • LATERAL SETBACK: 0'</p>  <p>SPECIAL CORNER LOCATION: 1. SE 10th St & SE 9th Ave 2. SE 10th St & SE 9th Ave 3. SE 10th St & SE 9th Ave 4. SE 10th St & SE 9th Ave 5. SE 10th St & SE 9th Ave 6. SE 10th St & SE 9th Ave 7. SE 10th St & SE 9th Ave 8. SE 10th St & SE 9th Ave 9. SE 10th St & SE 9th Ave 10. SE 10th St & SE 9th Ave 11. SE 10th St & SE 9th Ave 12. SE 10th St & SE 9th Ave 13. SE 10th St & SE 9th Ave 14. SE 10th St & SE 9th Ave</p>

-SEE BUILDING HEIGHT FOR ADDITIONAL SETBACKS.
-A MAX OF 50% THE REQUIRED FRONT & LATERAL SETBACKS MAY BE ENCROACHED IN ALL CORNER CONDITIONS.